



**Planning and Strategy
Committee of the Whole**

SUPPLEMENTARY

AGENDA

12 June 2019

Commencing at 5.30pm

**Council Chambers
253 Crawford St, Queanbeyan**

****On-site Inspections****

List any inspections or indicate “Nil”

8 SUPPLEMENTARY REPORTS

- 8.1 Site Inspection - 446-2018, 507-2018, 505-2018, and 549-2019 - 6, 9, 10, and 14 Ferdinand Lane, Jerrabomberra - Various Commercial Tenancies3

LIST OF ATTACHMENTS –

(Copies available from CEO/General Manager's Office on request)

Open Attachments

Nil

Closed Attachments

Nil

8.1 Site Inspection - 446-2018, 507-2018, 505-2018, and 549-2019 - 6, 9, 10, and 14 Ferdinand Lane, Jerrabomberra - Various Commercial Tenancies (Ref: ; Author: Thompson/Edwards)

Report

At the Planning and Strategy Committee meeting to be held on 12 June 2019, Council will consider a report on four development applications on Ferdinand Lane, Jerrabomberra, as detailed below:

- 446-2018 – Takeaway Food and Drink Premises – 6 Ferdinand Lane
- 507-2018 – Shop (ALDI Supermarket) – 9 Ferdinand Lane
- 505-2018 – Takeaway Food and Drink Premises – 10 Ferdinand Lane
- 549-2018 – Health Services Facility (Medical Centre & Pharmacy) – 14 Ferdinand Lane

All of the above applications have been recommended for conditional approval under CEO delegation.

A site inspection was arranged to allow Councillors to view the site prior to considering the report at the meeting. This took place at 4.00pm on Tuesday, 11 June 2019.

Present were Mayor Tim Overall, Cr Peter Bray AM, Cr Pete Harrison, Michael Thompson (Portfolio General Manager – Natural and Built Character), Graeme Harlor (Service Manager – Development), David Carswell (Service Manager – Land Use Planning) James Rousell (Town Planner), Dirk Jol (Program Coordinator - Subdivision), Chris Daly (Director – Black Mountain Construction Assurance, and developer representative), Kerry Gilloway (Assistant Development Manager – McDonalds Corporation), Corbin Bond (Construction Manager – McDonalds NSW/ACT), Benjamin Young Managing Director – Koby Development Consultants), Michael Giese (Associate – Turco and Associates), Dimitri Dermatis (Managing Director – Living Design Projects), and Shannon Edwards (Minute Taker).

Apologies were received from Cr Michele Biscotti, Cr Peter Marshall, Cr Trudy Taylor, and Alex Glouftsis (Town Planner).

The boundaries of each site were visually explained and the key points discussed were as follows:

DA 446-2018

Takeaway Food and Drink Premises (McDonalds) – 6 Ferdinand Lane, Jerrabomberra

The applicants pointed out the following aspects of the development including answering questions from Councillors.

- existing crossover from Ferdinand Lane is the main entry/exit and drive-through access;
- 1.3m high eastern boundary fence to address light shine;
- one 9.0m pylon sign is proposed to front Tompsitt Drive, with the rest of the signage on the building itself;
- exclusive loading dock with no pallet jacking required; an exclusive hatch delivers frozen items straight to freezer;
- two exclusive drive-through lanes with three windows; the third window acts as another waiting bay at night, preventing the need for staff to exit the building if there is a wait on food;
- awning over drive-through acts as an acoustic buffer and provides visual interest;

8.1 Site Inspection - 446-2018, 507-2018, 505-2018, and 549-2019 - 6, 9, 10, and 14 Ferdinand Lane, Jerrabomberra - Various Commercial Tenancies (Ref: ; Author: Thompson/Edwards) (Continued)

- 24 hour/day trading is proposed; whilst acknowledging that the predominant amount of late night trade is drive-through;
- 7.3m overall building height (accommodates plant and exhaust systems on the roof), with the highest part of the building being the playground area;
- the street lights in the subdivision are 7.5m in height, compared to 12m in height on Tomsitt Drive – this was given as a reference point for building height and visual impact;
- another building is proposed to sit between McDonalds and Henry Place.

DA 549-2018**Health Services Facility (Medical Centre & Pharmacy) – 14 Ferdinand Lane:**

The applicants commented on the following aspects of the development including answering questions from Councillors.

- tenants are yet to be confirmed, therefore operating hours and signage will be determined separately as part of individual development applications for each;
- different height aspects (described as a rhombus) visually address the roundabout and cul-de-sac (higher points), and also respond to nearby residences (lower points) on each side of the building;
- no overshadowing of nearby residences;
- building design creates acoustic and visual barriers;
- this development is seven car parks short, but parking provision has been assessed under the 'multiple trips' principal because the proposed neighbouring supermarket (DA 507-2018) allows for more parking than required. It is common for traffic studies to take this into account.

DA 507-2018**Shop (ALDI Supermarket) – 9 Ferdinand Land, Jerrabomberra.**

Councillors inspected the site and the following items were pointed out by staff or in answer to Councillors questions.

- loading dock and carpark were pointed out at opposite ends of the site to each other;
- more parking than required is provided (noting this has been a consideration, as mentioned above, for DA 549-2018);
- pylon signage proposed to front Ferdinand Lane;
- whilst not seeking to trade 24 hours, the applicant is seeking 24 hour delivery (it was noted that the assessing officer's recommendation does not support this);
- coin operated trolleys are part of ALDI's own Trolley Management Plan.

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DA 505-2018

Takeaway Food and Drink Premises (KFC) – 6 Ferdinand Lane:

Councillors inspected the site and the following items were pointed out by staff or in answer to Councillors questions.

- Joint access drive between neighbouring premises.
- 8.5 pylon sign proposed on Tomsitt Drive boundary.
- Large easement through site necessitating position of main building in front North east corner.

At the conclusion of the site inspection, Mr Thompson indicated that the Planning and Strategy Committee will be considering a report on these matters at its meeting on Wednesday, 12 June 2019, starting promptly at 5.30pm. All present were invited to attend the meeting and register with the Clerk before commencement if they would like to make a presentation for up to three minutes on this matter on the Business Paper.

The site inspection concluded at 4.44pm.

Recommendation

That the report be received for information.

Attachments

Nil